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QUIDI VIDI VILLAGE

Development Plan February 2006



City Of
St. John's

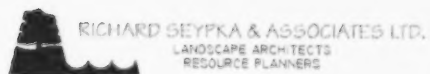
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Prepared by



In association with



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Table of Contents

CONTEXT	1
EXECUTIVE SUMMARY	2
INTRODUCTION	4
SECTION A: DEVELOPMENT PLAN RECOMMENDATIONS	
A.1 Quidi Vidi Pierwalk	8
A.2 General Store and Visitor Centre (Eli's Wharf)	11
A.3 Neighbourhood Playground	13
A.4 Quidi Vidi Pass Battery	14
A.5 Cascade Park	15
SECTION B: VILLAGE WIDE INITIATIVES / PLANNING CONSIDERATIONS	
B.1 Pedestrian Circulation Enhancement and Interpretation	17
B.2 Vehicular Circulation / Parking Opportunities	19
B.3 Proposed Entry Signage Concepts	23
B.4 Design Study: Heritage Area, Visual Impact and Development Guidelines	24
B.5 The Architecture of Quidi Vidi Village	26
B.6 Future Residential Developing in the Village	27
B.7 Open Space Zone	28
B.8 Boardwalk and Trail Network	28
B.9 Link to Quidi Vidi Battery / QV Gut	29
B.10 Pleasure Boating and Sail Boats	29
B.11 East Coast Trail	29
B.12 Grand Concourse Walkway	30
B.13 Traditional Newfoundland Fishing Village	30
SECTION C: RESULTS OF MEETING WITH LAND OWNERS	
C.1 Scope of Work	32
C.2 Objectives	32
C.3 Meeting with Landowners	33
C.4 Report Format	33
1. Doris Hopkirk	36
2. Randy Ring	38
3. Gerald Power	40
4. Allan Bragg	42
5. Randy and Greg Walsh	44
6. Faye Hynes	46
7. Brian Young	47
SECTION D: COST ESTIMATE	
Cost Estimate	50
APPENDIX A:	
Preliminary Design Study	52
Appendix B:	
Zoning Map	63

List of Maps

CONCEPT KEY AND TRAIL MAP	7
TRAILS / WALKWAYS MAP	18
VEHICULAR CIRCULATION MAP	21
POTENTIAL BUS PARKING MAP	22
PROPERTY BOUNDARIES MAP	35
ZONING MAP	SEE APPENDIX B

Context

Historically an outport fishing village, Quidi Vidi Village is a small picturesque community located in a sheltered harbour known as the Quidi Vidi Gut. First settled in the early sixteenth century (the earliest census of Newfoundland dated 1675 indicates a population of 14 persons associated with settlement there, and by 1794 the population had reached 165), Quidi Vidi played an important role in the battle of the French and English over Newfoundland, and was considered to be one of four of the most important places on the Avalon Peninsula. In 1762, the French - having captured St. John's - built two gun batteries at Quidi Vidi to defend Signal Hill from rear attack. When the British regained control of the area, they reinforced Quidi Vidi, building a garrison and cutting a road from Fort William to the hills of the village.

Today the Village lies within the City of St. John's municipal boundary, while some new developments have occurred, the "essence" of this outport community is still intact. It remains a small village wrapped around a sheltered harbour with the houses crouched against the rocky hills.



Executive Summary

The work outlined in this document is the next step in the development of Quidi Vidi Village as a tourist attraction and an attractive place to live, and follows from the SGE Acres "Quidi Vidi Development Plan" (2003). The recommendations are supported by extensive site investigations, case study review, dialogue with City staff, meetings with Quidi Vidi Village land owners, some business owners, and a review of previous designs for the area. The work has been undertaken by the Grand Concourse Authority (GCA), in association with Richard Seypka and Associates Ltd., Tract Consulting Inc. and PHIB Group.

The SGE Acres (2003) report selected five key projects for Quidi Vidi Village. This report details those projects, providing a brief statement and provides a rationale for modifications to recommendations found in the SGE Report. The text is accompanied by a master key plan indicating the existing/recommended development areas in the overall context of the Village, along with larger views of each site, illustrating the design intent.

End results will see the construction of several attractions, including:

- the General Store and Visitor Centre (Formerly Eli's Wharf),
- the Quidi Vidi Pierwalk,
- Quidi Vidi Gut Lookout,
- Cascade Park,
- the Quidi Vidi Pass Battery and,
- a Neighbourhood Playground.

Other highlights include the development of pedestrian oriented circulation: trail links to the East Coast Trail and walkway links to the Grand Concourse Authority network, as well as improved car and bus parking facilities.

The recent purchase of Eli's Wharf by the City of St. John's, identified as the General Store and Visitor Centre in the Development Plan, clearly demonstrates the City's desire to see the Village succeed as a tourism attraction. It also provides the needed investment catalyst. By creating the proposed tourist anchor at Eli's Wharf, the City should stimulate appropriate tourism related economic activity within the Village. The key will be to maintain the village's character and setting that makes such investment possible.

To ensure the success of tourism in the Village we must maintain the two key tourism assets that should encourage attractions development and investment: the "fishing village character" of the Village core, and the "landscape character" that creates the unique physical setting for the Village.

To maintain the village and landscape character we have made several recommendations regarding future developments in the Village. In general, we concur with the conclusions reached by the SGE Quidi Vidi Development Plan (2003) that stated *"... given the uncertainty over large parts of the Open Space zone, it is recommended that the City work with the federal and provincial governments to purchase these lands to ensure they are available for public use in perpetuity"*.



Slipway and Harbour, July 2005.

Executive Summary

Specifically, we are proposing that:

1. A circle of green should be maintained around the upper reaches of the Village and that the vegetated buffer between the Village and Signal Hill National Historic Site be maintained. Consequently, we do not support any housing development within the existing Open Space Zone.
2. The existing Signal Hill National Historic Site boundary be expanded to the east to include Cuckold's Cove Head and to the north to include lands currently zoned Open Space.
3. The designation of a Historic Precinct within the village that would include, principally, the area surrounding the Harbour and that would encourage developments characteristic of coastal Newfoundland and Labrador.
4. Throughout the Village the traditional vernacular architecture of the Newfoundland fishing community be encouraged. To illustrate our intent, local architect Philip Pratt was commissioned to prepare a number of architectural sketches that can be used to direct future development in the village. We are also proposing financial incentives to those who conform to the suggested architectural guidelines.
5. The City conduct an internal assessment of the need to undertake a Design Study: Historic Precinct, Visual Impact and Development Guidelines for the Village as recommended in the St. John's Heritage Areas, Heritage Buildings and Public Views Study(March 2003). The Design Study would make suggestions for the boundary of the historic precinct, the preservation of views, and identify any opportunities for residential development using alternative "green" technology.
6. The City work with private land owners in assessing the opportunities to develop the area at the end of Barrows Road into a themed Traditional Newfoundland Fishing Village. The development would be commercial in nature and support experience-based tourism activities and might include food, accommodation, and entertainment.
7. Conduct an engineering assessment of the viability of removing the large stone just underwater at the mouth of Quidi Vidi Gut. The removal of this stone would greatly enhance the ability of the Harbour to attract leisure craft.
8. The City assess the opportunities to enter into a public-private partnership to develop Eli's Wharf, recently purchased by the City, as an anchor tourist attraction.

The Village can become a "must see" tourism attraction that will enhance the City of St. John's tourism product. Such sentiments often have been stressed by Village residents and visitors alike. Accordingly, Quidi Vidi Village has received special consideration by the City of St. John's.

Introduction

This report is divided into four sections.

SECTION A: DEVELOPMENT PLAN RECOMMENDATIONS

Outlines the developments proposed that, generally speaking, are derived from the SGE Acres Quidi Vidi Development Plan (2003).

SECTION B: VILLAGE WIDE INITIATIVES

Presents a series of recommendations related to current and future development of the Village. These range from architectural character to future tourism development potential.

SECTION C: RESULTS OF MEETINGS WITH LAND OWNERS

With the support of the City of St. John's, meetings were held with various village landowners who have proposed a variety of developments within the Village, we respond to each individual proposal in this section.

SECTION D: COST ESTIMATE

Order of magnitude estimate of the costs to undertake the work, as well as a checklist of next steps to support implementation.

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SECTION A:
DEVELOPMENT PLAN
RECOMMENDATIONS

Development Plan Recommendations

The Concept Key and Trail Map identifies, in their entirety, the major recommendations contained in the Development Plan. We first present the specific priority projects followed by more general Village-Wide Initiatives.

The following five projects were identified as priorities by the Steering Committee that guided the SGE Acres Quidi Vidi Development Plan (2003).

1. Quidi Vidi Pierwalk
2. General Store and Visitor Centre (Anchor Project)
3. Neighbourhood Playground
4. Quidi Vidi Pass Battery
5. Cascade Park

This report further delineates these five projects, and examines opportunities to extend the proposed Pierwalk to the south of the Quidi Vidi Brewery, and proposes a lookout at the Quidi Vidi Gut with trail system connections to the Quidi Vidi Battery Provincial Historic Site.

To support a pro-active development strategy and generate a sense of tangible improvements that are endorsed by the community, this report outlines the obstacles to be overcome and makes note of effort, ownership implications, policy determination and the potential time requirements.

Because of the anticipated development challenges we have separated the Quidi Vidi Pierwalk from the Visitor Parking Areas and Pedestrian Circulation Enhancement. We have further sub-divided the projects into two stages. The suggested phasing will allow Stage 1 items to proceed while the more involved development strategies for Stage 2 are implemented from design to construction.



Slipway and Harbour, July 2005.

Short term - Stage 1

1. Neighbourhood Playground
2. Quidi Vidi Pass Battery
3. Cascade Park
4. Visitor Parking Areas and Pedestrian Circulation Enhancement
5. Quidi Vidi Gut Lookout

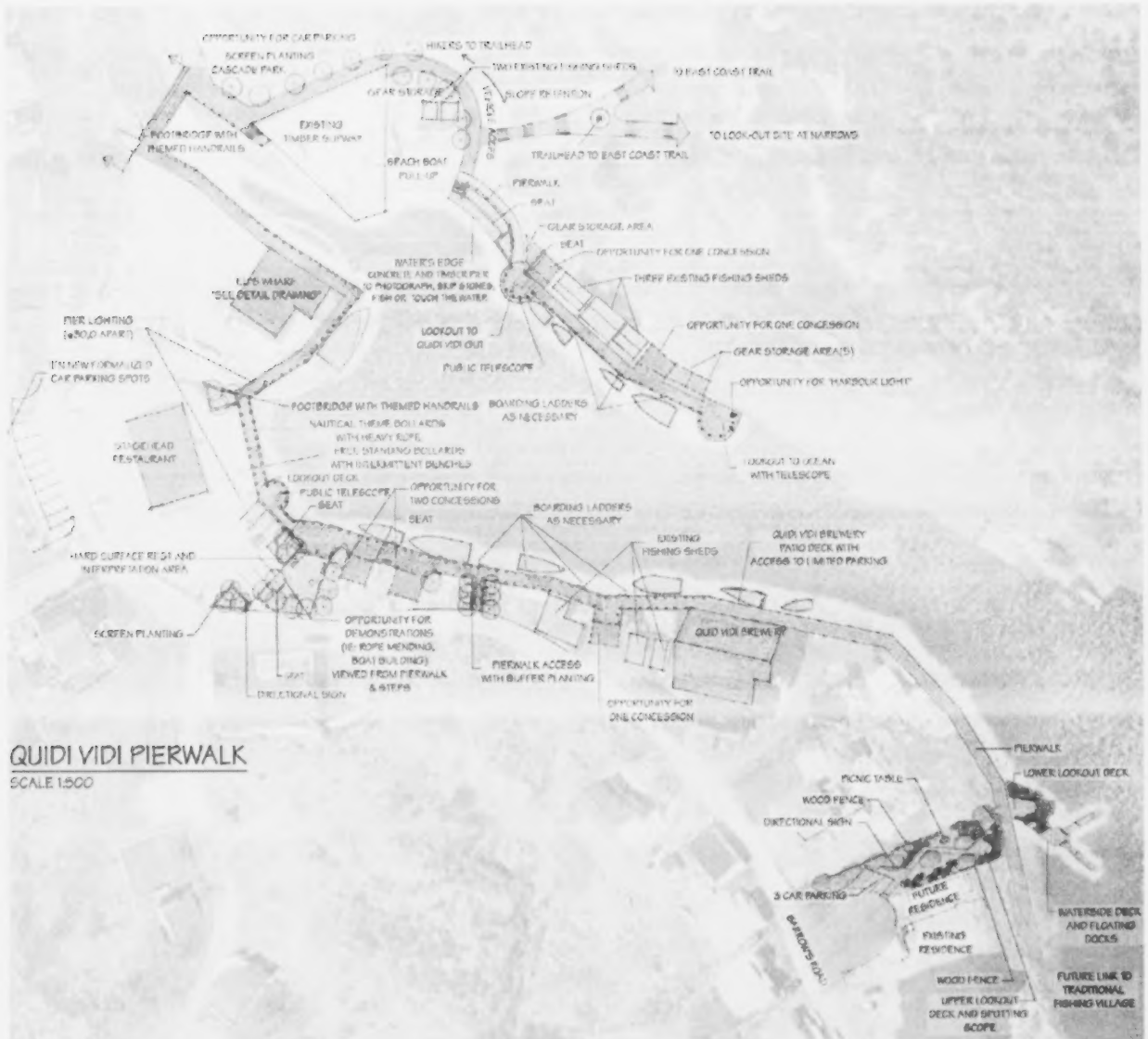
Long term - Stage 2

1. General Store and Visitor Centre
2. Quidi Vidi Pierwalk

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MAP INSERT
Concept Key & Trail Map

A1. Quidi Vidi Pierwalk



A1. Quidi Vidi Pierwalk

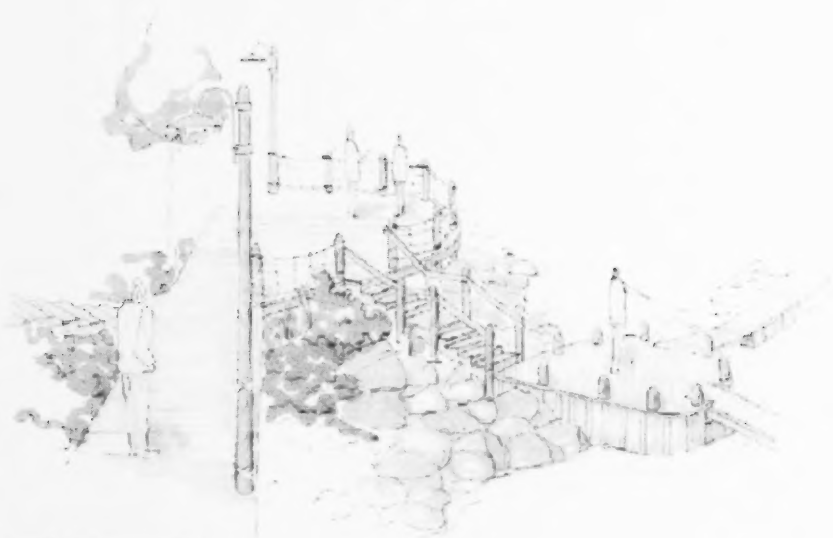


View From Eli's
Wharf to north Side of Harbour

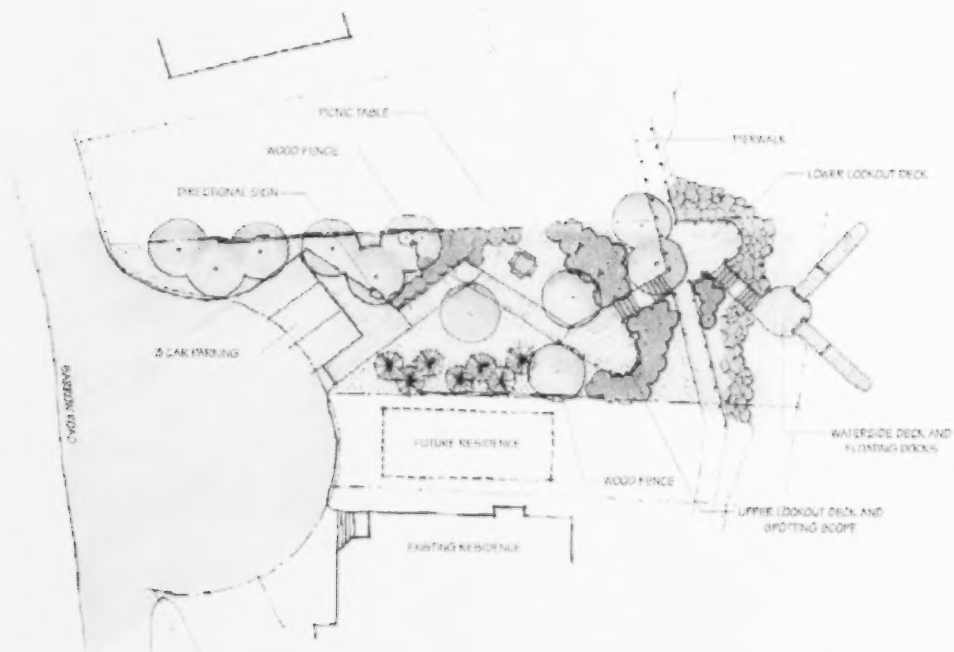


View Along Southside
to Stagehead and Tucker's Store

A1. Quidi Vidi Pierwalk



View along Pierwalk of proposed
Lower Lookout and floating docks.



Proposed concept for Harbour Lookout Project.

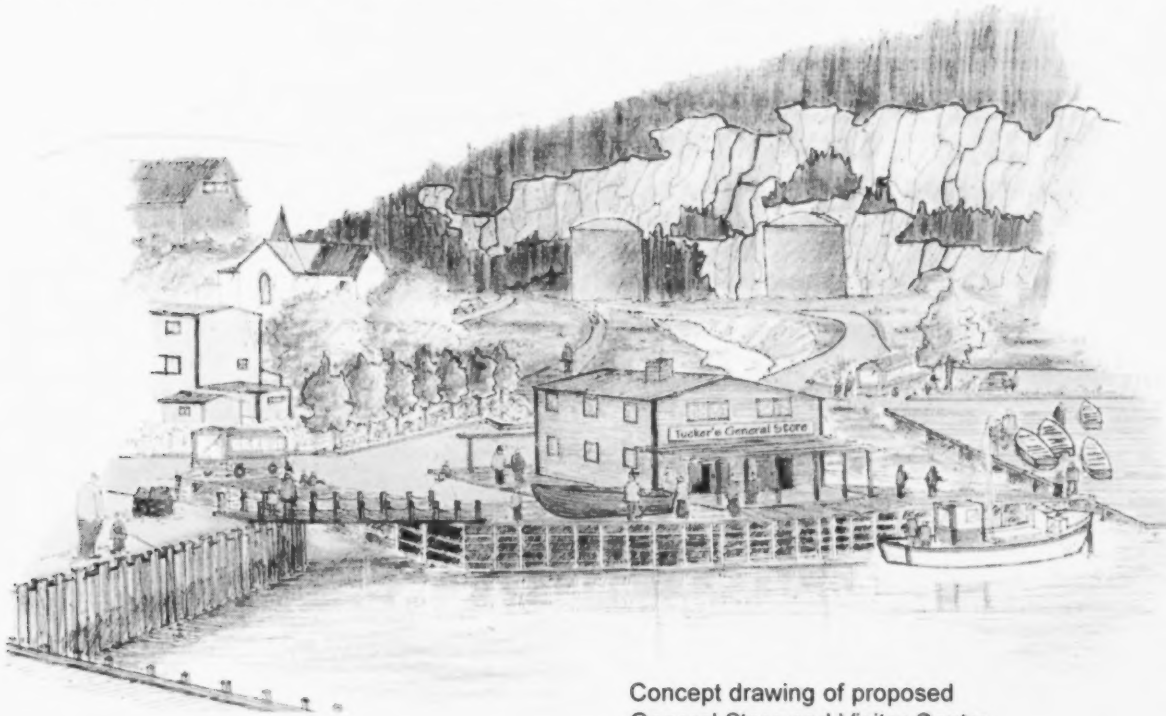
A2. General Store and Visitor Centre

As noted in the *Quidi Vidi Development Plan (2003)*, the General Store and Visitor Centre is a priority "anchor" project. The Village needs a public plaza or gathering area to entertain, direct and orient the tourists and local visitors. The Eli's Wharf property is an ideal location, as a central focus, assembly area, with direct links to all walks and trails. As such, the land should be immediately developed for public use as an "anchor" building.

The benefits of developing this site as the anchor attraction include the following:

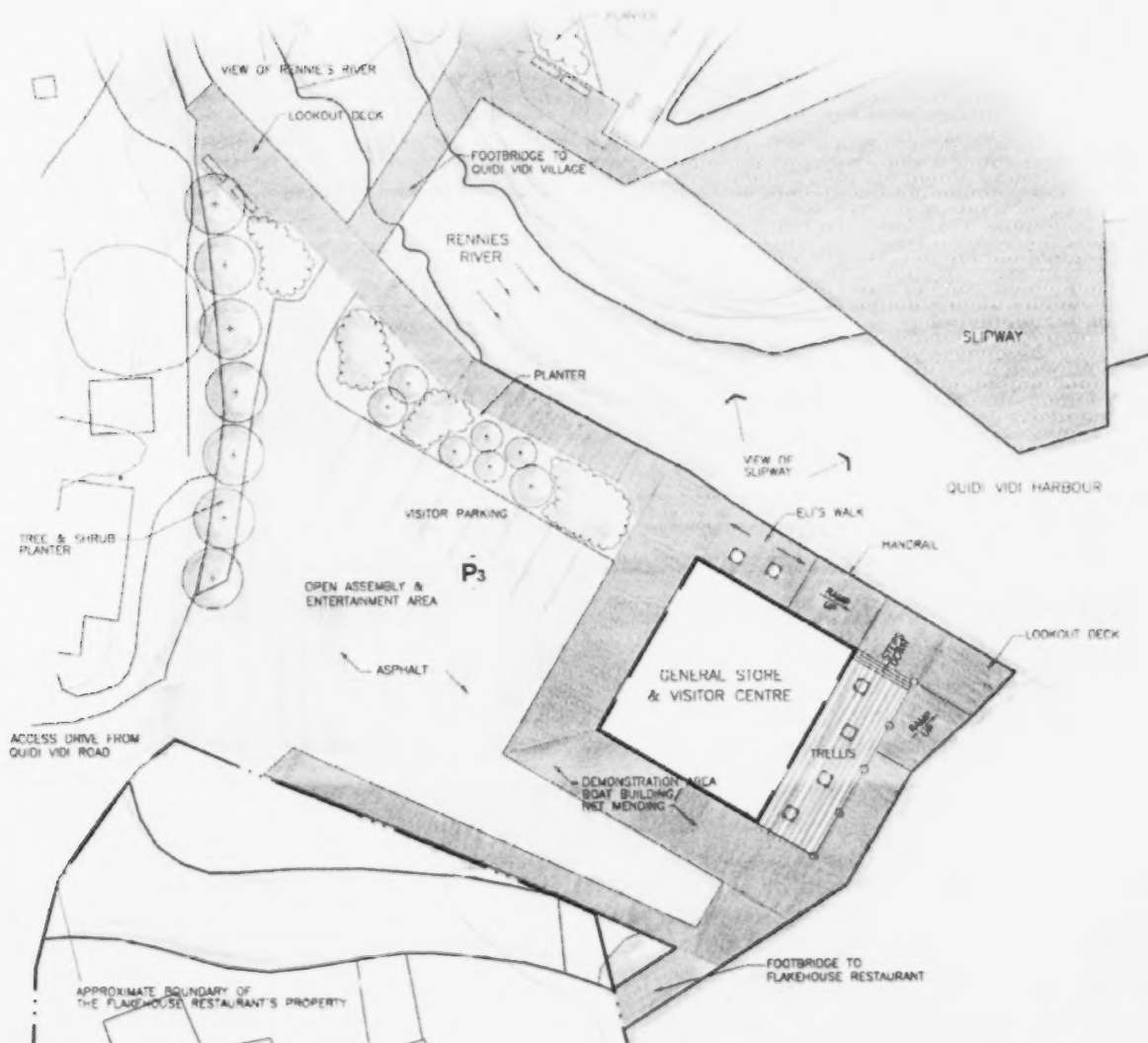
- visitor orientation and exhibits
- improved emergency vehicle access
- car/bus parking facilities
- public washrooms
- open assembly/gathering/rest area
- tourism investment: food, retail, and crafts
- quality accommodation with upscale restaurant
- pub and eatery.

Recognizing the significance of this property, the City of St. John's recently acquired the land and building. It is the intent of the City to develop the property as suggested in the Development Plan. We recommend that the City consider a public/ private partnership to encourage private investment in tourism at this site.



Concept drawing of proposed
General Store and Visitor Centre

A2. General Store and Visitor Centre



Proposed concept For General Store and Visitor Centre.

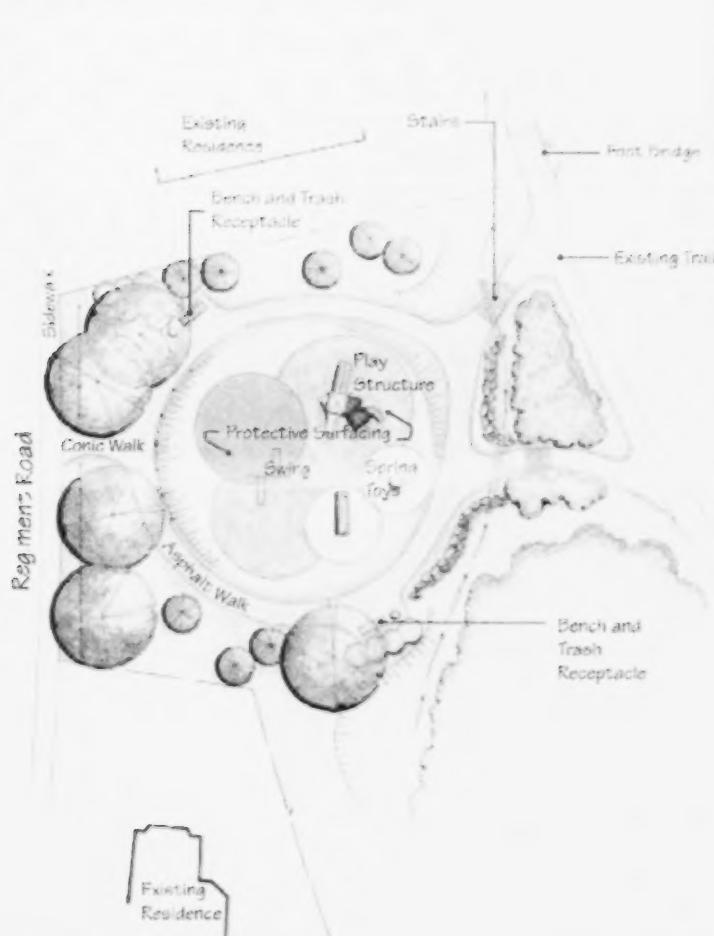
A3. Neighbourhood Playground

Play areas for pre-school age children are needed in Quidi Vidi Village.

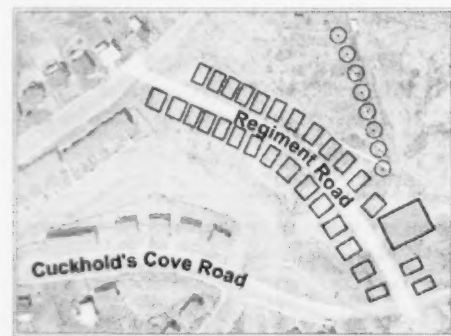
The SGE Acres report studied the issue and proposed a playground for the Maxwell Place area. However, the selected site is a parking lot, built by the Grand Concourse Authority in 1998, as a secondary Quidi Vidi Lake pedestrian access point. At this location, children would have to cross Quidi Vidi Village Road, currently the main approach to the Village. Also at this point the road has poor sight lines.

Another space with unobstructed access had to be found. The City of St. John's staff resolved this issue during the summer of 2004, by designating a site off Cuckhold's Cove Road, within a new housing development and very near Maxwell Place. Children from Quidi Vidi Village can access this playground via Cuckhold's Cove Road. The playground will be located within walking distance of homes.

The concept sketch illustrates a play facility prepared for pre-school and early school-age children with easy access, appropriate surfaces, and selected plantings.



Proposed concept for playground.



Location of playground.

A4. Quidi Vidi Pass Battery

During the eighteenth century, Quidi Vidi Village played an important role in the battle between the French and English. In 1762, the French had captured St. John's, including Signal Hill and the harbour. They built two gun batteries at Quidi Vidi to defend Signal Hill from rear attack. When the British regained control of the area, expecting opposition during the American Revolution, they reinforced Quidi Vidi, building a garrison and cutting a road from Fort William to the hills of the village for ease of transporting supplies.

In 1780 during the American Revolution, Lt. Col. Pringle designed and eventually constructed a series of small earthen batteries on the roads leading to St. John's from the different out harbours. Referred to as the "Outer Ring of Defenses", the batteries were situated to help prevent an overland attack on the town as had occurred on several occasions in the seventeenth and eighteenth centuries.

Today that military history of the area is reflected in a reconstructed Quidi Vidi Battery, built in 1967. The current structure reflects the site as built by the French in 1762. This Provincial Historic Site is part of a living history summer program carried out in partnership with the Signal Hill Tattoo.

There is an opportunity to expand on the current Quidi Vidi Battery as a tourist venue. We propose that the Quidi Vidi Pass Battery site, physically situated overlooking both the lake and the harbour - be developed as a broader reflection of the historical significance of the area. Developing the Quidi Vidi Pass Battery site provides the opportunity to expand on the military history of the area, and to support the tourism product within the Village. The Pass Battery has a commanding view to the sea, overlooking Quidi Vidi Village. In the other direction there is an excellent view up Quidi Vidi Lake toward the rest of the City.

At present, there is little to see at the Pass Battery other than the great views, including to Quidi Vidi Battery. Together, the Pass Battery and the Quidi Vidi Battery provided the military protection for the Village and the flanks of Signal Hill. Further archaeological work and interpretive signs are needed at the Pass Battery, to reinforce its links to Quidi Vidi Battery.



Quidi Vidi Pass Battery overlooking the Village and Gut

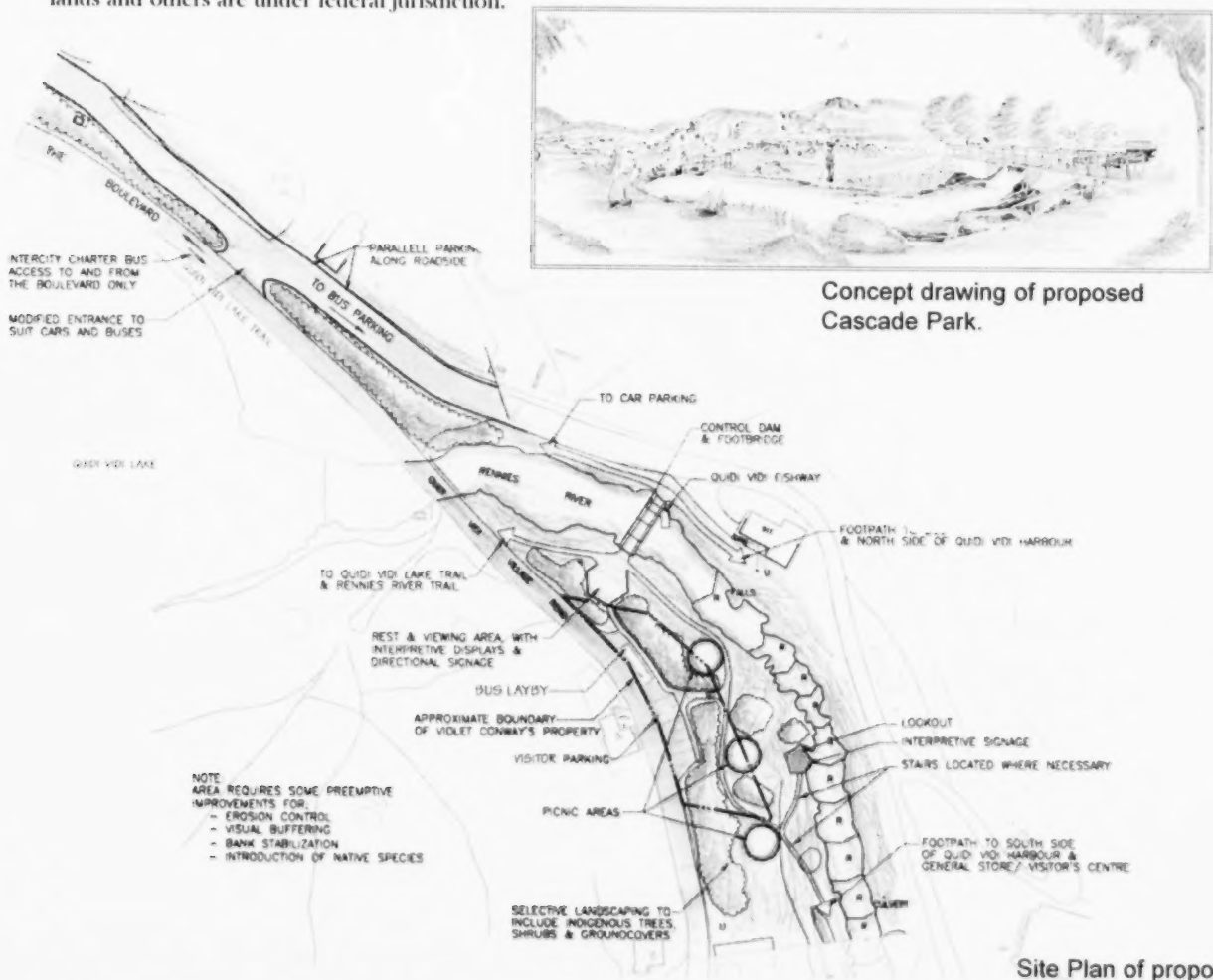
A5. Cascade Park

This project is significant for three reasons. It represents an extension of the natural values of the Rennie's River and Quidi Vidi Lake walking trails to the very edge of the North Atlantic, and with creative design measures, it will mitigate any developments as may occur on the north side of the river, i.e. car parking, buses, etc. As well, pedestrian/vehicular conflicts will be minimized on Quidi Vidi Village Road.

Along with the existing dam and fish ladder, the following attractions are recommended:

- Walking paths and footbridge joining both sides of the river with car park area.
- Interpretive displays i.e. freshwater fish migration, history of Quidi Vidi Village, and fishing and military history.
- Temporary parking for photo opportunities at the south side of the river.
- Scenic lookout area
- Picnic area
- Directional signage

Prior to undertaking these improvements, land ownership must be addressed, as some of the areas noted are on private lands and others are under federal jurisdiction.



Concept drawing of proposed Cascade Park.

Site Plan of proposed Cascade Park

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SECTION B:

**VILLAGE WIDE INITIATIVES /
PLANNING CONSIDERATIONS**

— B1. Pedestrian Circulation Enhancement and Interpretation —

As illustrated in the Quidi Vidi Development Plan (2003) several walkway links are required in and around the Village. The walks are required to ensure pedestrian safety, to take advantage of harbour views, and to integrate with the Grand Concourse walks (to Signal Hill and the Battery) and the East Coast Trail (proposed link north to the White Hills). We also propose that a pedestrian focused area lighting plan be commissioned to ensure appropriate and attractive illumination of streets, lanes, trails, select architecture and public open spaces.

The walks will mimic the "ancient" walks and cart paths around Quidi Vidi Village and allow for the reconstruction of Quidi Vidi Pass Battery - an important defensive fortification strategically located to protect against French invasion of this English held colony. Although this factor was not noted in the 2003 report, it has significant merit and demands recognition as part of the historic fabric of St. John's, "The City of Legends". The high elevation of the Pass Battery offers spectacular views of the Lake, the Village, and the surrounding hills.

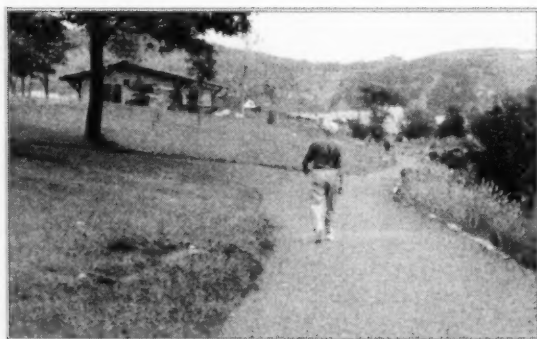
The proposed new Quidi Vidi Pierwalk will revitalize the harbour, allow for new tourism investment opportunities (concessions, tours, storage areas), and provide unimpeded access to the water's edge for visitors, residents, and fishers. It must be noted that certain properties are under private ownership and that no approvals for development or costs to purchase land have been assumed.

A key aspect of completing walkway construction in the area is the inclusion of directional, informational, attraction, entry and interpretive signage, not only on the trails but also on the roads, to direct visitors to parking and other amenities available in the Village.

Regarding interpretive signage the 2004 Development Plan included the following as significant themes to consider:

- Battles
- The name Quidi Vidi
- Industry
- Storms & Nature
- Culture
- The River

We feel it is worth considering the extension of the type of storyboard and historyboard signage system adopted by the Grand Concourse Authority and the Johnson Family Foundation for the Village.



Pedestrian walk around Quidi Vidi Lake.



Quidi Vidi - 2004.

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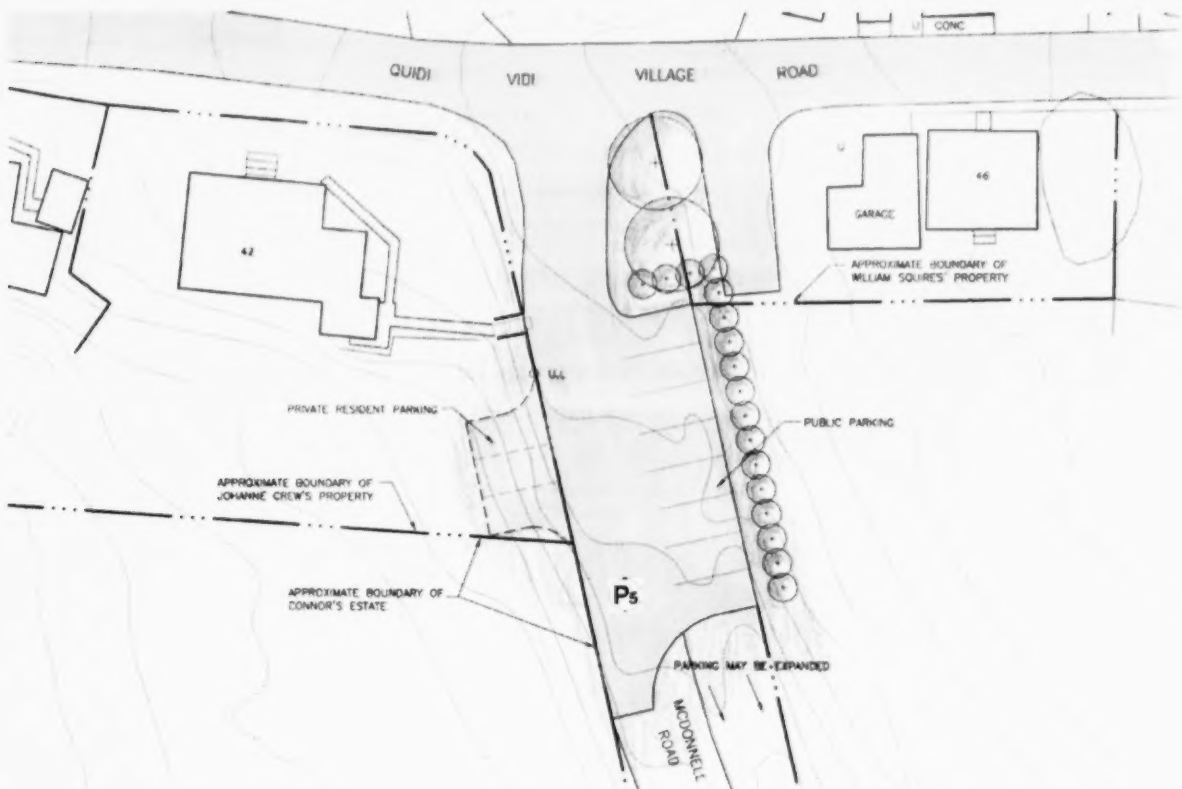
Trails / Walkways & Interpretation Map

B2. Vehicular Circulation / Parking Opportunities

Due to the narrow roads, steep grades, blind spots and limited designated parking within Quidi Vidi Village, the 2003 Development Plan recommended that primary car and bus parking be provided on the north side of the Gut. While this site would eliminate any core traffic congestion of vehicles entering from the direction of the Boulevard, it does not eliminate potential congestion of traffic entering the Village from Forest Road and Quidi Vidi Village Road. Furthermore, the recommended site is relatively unspoiled. To protect the integrity of the area, to maximize the sought objectives and minimize any mitigating conditions, further investigations are required as follows:

- Detailed physical analysis of area, i.e. survey and grades, dimensions, flood levels, soil profiles, geology, etc.
- Assessment of cut and fill operations, setback requirements, buffer requirements, pollution impacts (surface run off), status of ownership, and cost.
- Projected view plane from Quidi Vidi Village Road, to assess visual impacts of vehicles, major excavation, asphalt, etc., with recommended remedial action (landscaping) and necessary costs.

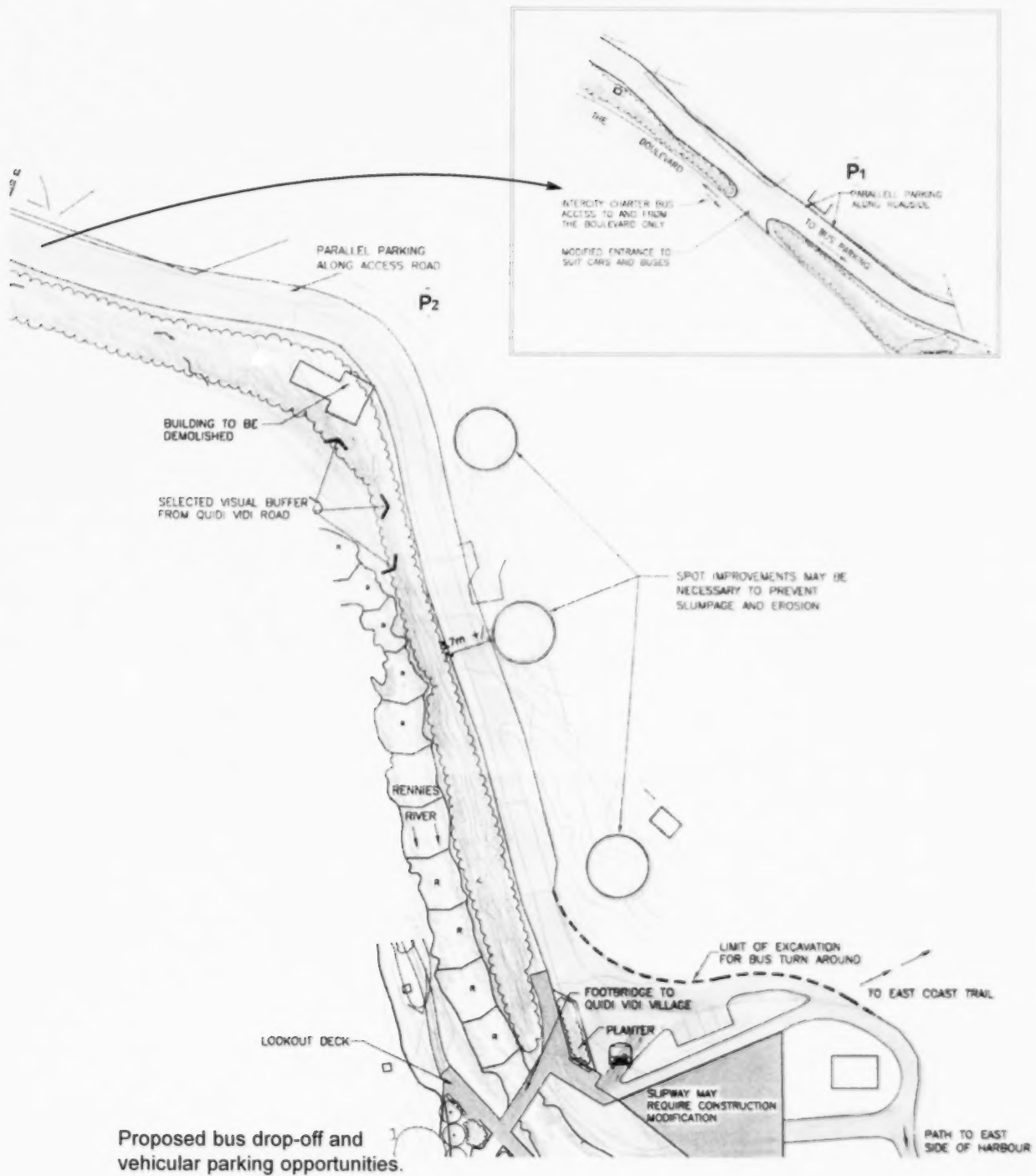
We suggest that further consideration toward vehicle parking may be given to the north-west area nearer the existing oil tanks and other smaller spaces within the Village as shown on the key plan.



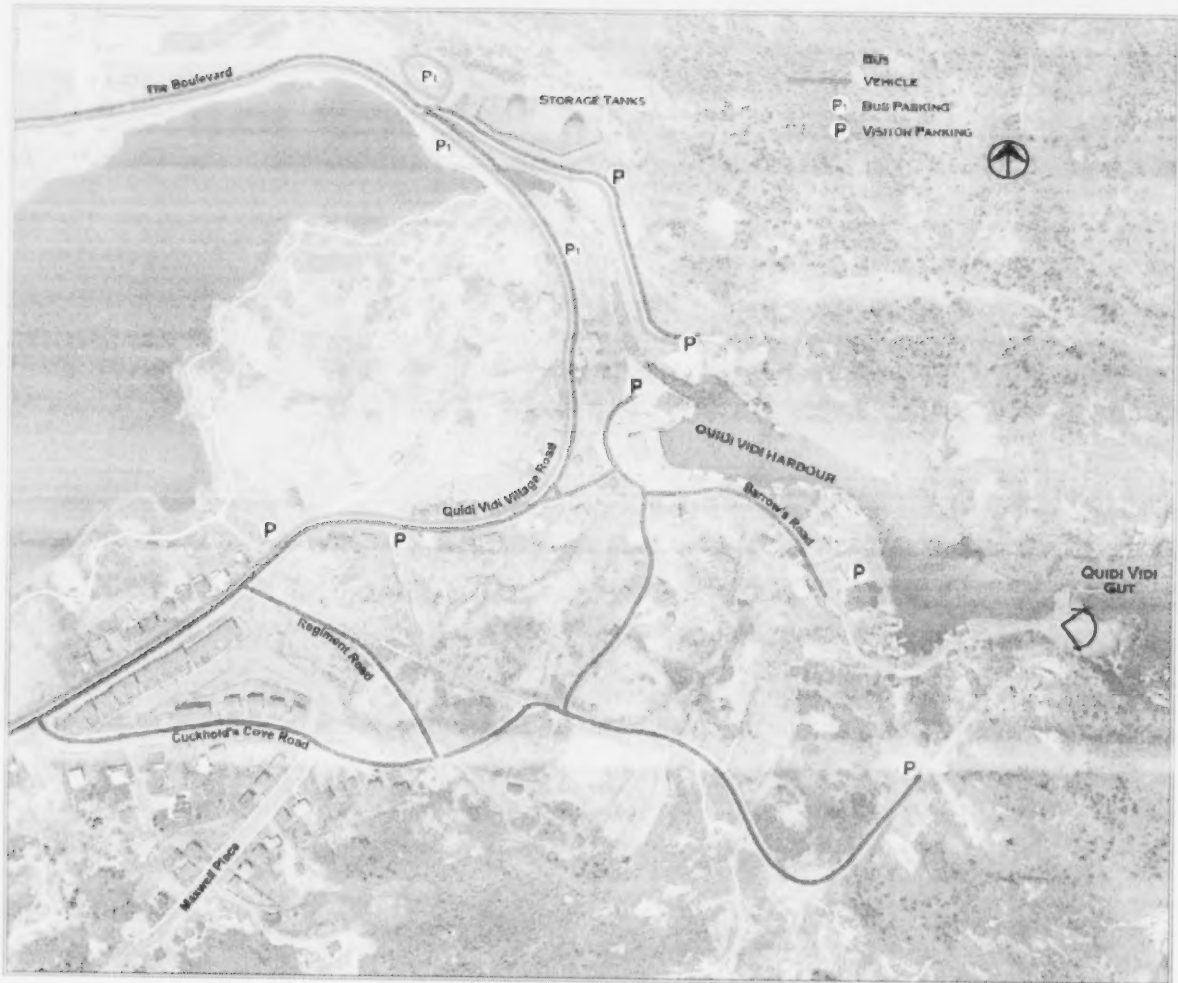
Secondary Parking Area.

Refer to Key And Trail Map

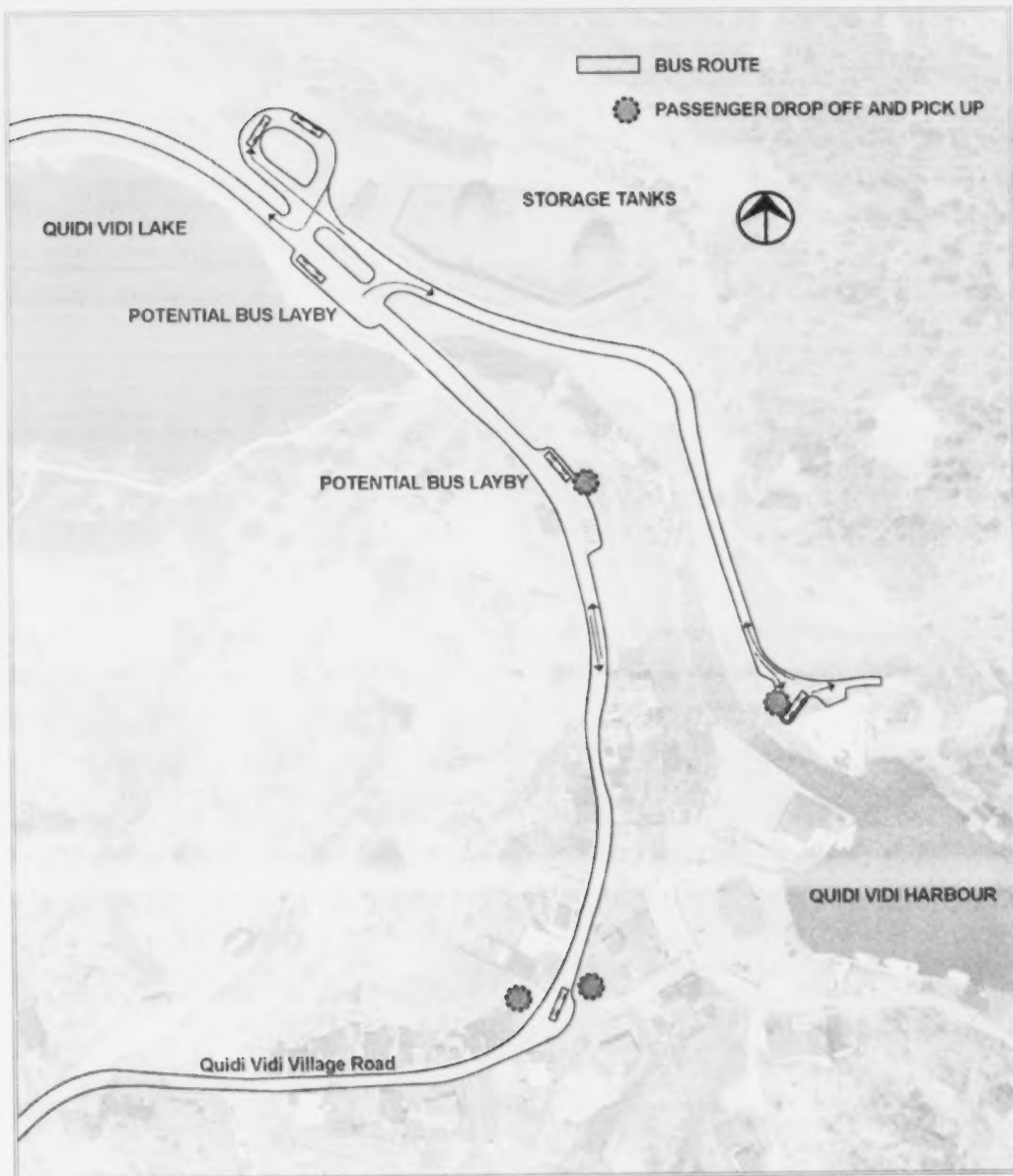
B2. Vehicular Circulation / Parking Opportunities



B.2 Vehicular Circulation Map



B.2 Potential Bus Parking Map



B3. Proposed Entry Signage Concepts

Sandblasted/Painted
Hardwood Sign Post
Message Banner
Stone and Concrete
Sign Base



Sandblasted/Painted
Hardwood Sign Post
Message Banner
Painted Post



Sandblasted/Painted
Hardwood Sign Post
Message Banner
Vertical board Frame
8"x8" Painted Post



Sandblasted/Painted
Hardwood Sign Post
Message Banner
2"x2" Steel Frame
8"x8" Painted Post



Village-Wide Initiatives/Planning Considerations

B4. DESIGN STUDY: HISTORIC PRECINCT, VISUAL IMPACT, AND DEVELOPMENT GUIDELINES.

The St. John's Heritage Areas, Heritage Buildings and Public Views Study (March 2003) recommended that a Design Study be conducted for five special areas within the city of St. John's. We suggest that City staff confirm that such a study is warranted in Quidi Vidi Village. The study should encompass three main components.

1. Quidi Vidi Village Historic Precinct

We suggest that the City consider the establishment of a Historic Precinct within Quidi Vidi Village. This precinct might follow around the perimeter of the harbour ending at the entry to Quidi Vidi Gut.

The 2003 Quidi Vidi Development Plan identified enhancements to the Harbour and the lower part of the Village as being central to the success of the Plan. The proposed Historic Precinct will ensure that developments maintain the traditional aesthetic of the Village: vernacular architecture, pristine setting, human scale, traditional buildings, and working waterfront. The Historic Precinct should encourage appropriate and rational tourism investment to occur, while maintaining the charm of the Village for its residents.

The City should consider formally endorsing a Historic Precinct for Quidi Vidi Village and develop specific criteria to control development within this Area. The Historic Precinct development standards might be a modification of those found in the St. John's Municipal Plan, Heritage Area 3. This work would be done in consultation with residents and property owners.

The proposed Design Study would confirm the extent of this proposed Historic Precinct and confirm specific guidelines for development.

2. Visual Impact

Recent developments in the Village have had varying degrees of impacts on the Village, some have been seen as positive and others as negative. Tremendous development pressure is being brought to bear on the Village that could see a variety of housing and potential commercial developments that could negatively affect the character of the Village and interrupt important public views.

The maintenance of the visual character of the Village and surrounding landscape is critical to the success of future tourism development. For this reason, we have suggested that development of existing open spaces be prohibited so as to maintain the picturesque setting of the village.

The Design Study would confirm the potential visual impacts of development within the Village particularly on the higher levels where development pressure is greatest.

An end result of this component of the study would be the identification of special view planes in the Village that must be preserved.

Village-Wide Initiatives/Planning Considerations

3. Development Guidelines

The Design Study might also look at guidelines for development within the Historic Precinct and the Village generally. We propose that, given the challenges with development in the Village - exposed bedrock, steep slopes, narrow streets, access to municipal services, life safety issues, and land ownership - the study might investigate alternate development opportunities and the use of green technologies in the Village.

The Guidelines might assess the opportunity for comprehensive concepts for housing developments that use the local character of the village, supporting appropriate tourism development and investment.



Quidi Vidi Village, 1880
City Archives

Village-Wide Initiatives/Planning Considerations

B5. THE ARCHITECTURE OF QUIDI VIDI VILLAGE.

We suggest that the City consider specific architectural forms and detailing that they would like to see repeated within the Village. That is not to say that persons cannot build new modern homes but that they incorporate architectural styling reflective of the local older building styles.

We have recently seen new homes proposed for the Village that are "modern" in design and do not follow the architectural character suggested in the Quidi Vidi Village Development Plan.

Much controversy has surrounded the construction of the new large semi-detached houses along Barrow's Road. These buildings dwarf the houses nearby and seem out of place. Other large buildings in the Village - Eli's Wharf, Flake House, Quidi Vidi Brewery - while large, do not seem so imposing.

Allowing very large homes erodes the traditional character that makes the Village so appealing to tourists.

To support the traditional architectural style, the City might consider offering financial incentives to those who agree to follow the proposed architectural guidelines.

With this in mind, architect Philip Pratt, PHB Group, has assessed the architecture of the Village, and made a number of suggestions and sketches that illustrate the character that we feel should be maintained in the Village. His report (included as Appendix A) forms a good starting point for the proposed Design Study.

About Quidi Vidi Village

The Village has the remnants of a typical pattern of buildings, small sheds and warehouses, and some larger "plants" on the waterfront with houses scattered around and up the sides of hills. This in combination with the dramatic setting: river, harbour, rock cliffs, and ocean, mean that in essence it still feels like a traditional outpost village. The problem is that there are several very "out of character" renovations of old buildings, a number of 1970s and 80s bungalows and modern structures, and a large new semi-detached houses.

However, because of the inherent character of the village, it is desirable and possible to restore most of the original feeling and in fact embrace it with selected and appropriate new construction (see Appendix A).



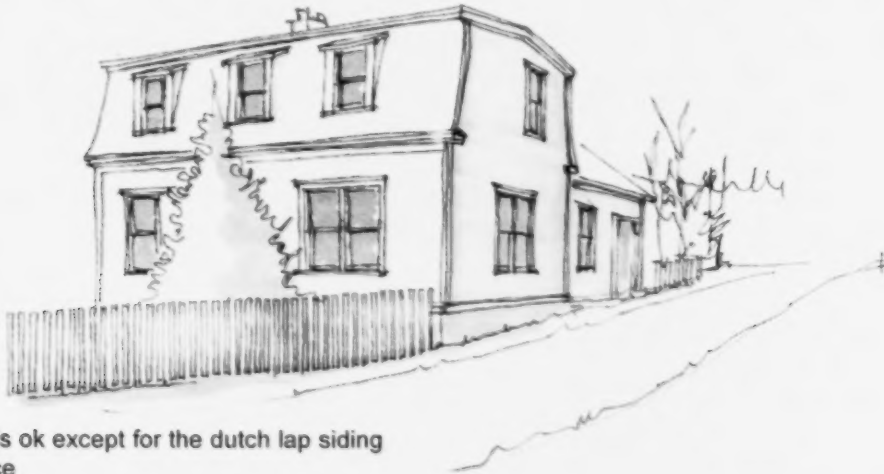
Restoring the clapboard, trims and windows on this house would make a big difference

Village-Wide Initiatives/Planning Considerations

B6. FUTURE RESIDENTIAL DEVELOPMENT IN THE VILLAGE

We are suggesting that future residential development within the Village continue to allow for smaller urban lot sizes (15 meters frontage or less) as permitted in the Residential Quidi Vidi or RQ Zone and the Residential High Density or R3 Zone). The future development of fully serviced bed and breakfasts or rental homes should be encouraged and accommodated. We do agree that future building development should not be permitted unless all issues – water, sewage, and emergency vehicle access – have been accommodated.

Should the Design Study identify practical opportunities for development using alternative development guidelines and green technology, then we feel these should be considered by the City.



This house is ok except for the dutch lap siding and the fence



These new houses could be improved by:

- adding porches to take emphasis away from the garage doors.
- changing the siding colours and making them different, changing the round and trapezoidal windows.
- improving the landscape.

Village-Wide Initiatives/Planning Considerations



The buildings on the Waterfront need to reclaim their shed like forms and exterior materials

B7. OPEN SPACE ZONE

We suggest that the City do its utmost to maintain a "circle of green" around the Village, thereby maintaining the rural character and visual quality. Keeping development off of the higher elevations, in areas zoned Open Space, provides the desired natural buffer between the Village and Signal Hill National Historic Site.

We are proposing the City consult with Parks Canada and confirm their willingness to expand the park boundary to the east to include Cuckold's Cove Hill. This is a logical expansion of the Signal Hill Boundary and would take into account those lands that played a key role in the military history of Signal Hill. As well, the City might consider discussing with Parks Canada the expansion of the boundary north of Cuckold's Cove Trail toward Cuckhold's Cove Road into lands currently zoned Open Space.

Our initial conversation with Mr. Bill Brake, Eastern Field Unit Manager, Parks Canada, indicated a willingness to meet with senior city officials to discuss the idea. Mr. Brake did raise a caution that if the lands are privately owned, and land purchases are involved, it could make land transfer and boundary expansion much more difficult.

Given the proximity of the Quidi Vidi Battery Provincial Historic Site, we suggest that the Provincial Government be involved in such discussions.

B8. BOARDWALK AND TRAIL NETWORK

At our presentation to both the Quidi Vidi Village Foundation Inc. and the Quidi Vidi Property Owners Inc. we were asked to assess the opportunity to extend the proposed boardwalk beyond the Quidi Vidi Brewery and to link with the fishing premises in the southwest end of the Harbour.

The City has purchased a parcel of land on the southside of the Brewery, near the turnaround on Barrow's Road. This parcel of land can be developed into a lookout and small parking area. Ideally the boardwalk would extend from the north side of the Brewery along land owned by the Estate of Jessie Snow to the proposed lookout.

— Village-Wide Initiatives/Planning Considerations —

We suggest that the City negotiate an easement with the owner of the Brewery and the Snow estate. Should the City be unsuccessful in getting such a trail easement, the proposed lookout should still be developed.

From here we would create a link to the proposed trail system that would take users along Barrow's Road on land currently owned by the Walsh's and the Young's. Alternately, the City could attempt to get an easement along the new houses at 49 and 51 Barrow's Road. Which ever route is ultimately negotiated, the walk would end at the proposed lookout at the entrance to Quidi Vidi Gut.

As well, we strongly encourage the maintenance of the finger piers and traditional wharf found at the end of the Harbour, as this type of dock is so typical of outport Newfoundland.

B9. LINK TO QUIDI VIDI BATTERY FROM QUIDI VIDI GUT

We also assessed the possibility of creating a trail link to the Quidi Vidi Battery Provincial Historic Site from the proposed lookout at the Gut. Given the grades and near vertical slope found at this location, we are proposing that a link can be made but a little further back on the Young property. (see Concept Key and Trail Map, Section: A)

The City will need to negotiate an easement for the trail to both the Quidi Vidi Battery and the Quidi Vidi Gut Lookout.

B10. PLEASURE BOATING AND SAIL BOATS

There is a large stone located just under water and in the middle of the narrow entry to Quidi Vidi Gut. We suggest that the city investigate the viability of removing this obstruction as it makes the Quidi Vidi Harbour inaccessible to many pleasure craft.

Should it be found that the removal of the stone will not expose the Gut to excessive force of the seas, it should be removed.

As well, we are proposing that a new breastwork be installed just inside the harbour to reduce the impact of wave action in that area of the harbour to make it more suitable for pleasure craft and small boats. The City should investigate the possible involvement and support of the federal Department of Fisheries and Oceans, Small Craft Harbours, in undertaking this work.

As well, with the cooperation of land owners, a new future breastwork is proposed that would run behind the recently completed houses at 49 and 51 Barrow's Road. This would accommodate pleasure craft docking. If this is not possible, then the area should be appropriately landscaped to reduce the unsightly infilling that exists here at the water's edge.

B11. EAST COAST TRAIL

A section of the East Coast Trail that creates a hiking link north from the Village toward Logy Bay and all the way to Portugal Cove - St. Phillip's is currently being developed by the East Coast Trail Association with the financial support of the City of St. John's. We propose that a formal gateway to the East Coast Trail be developed at the Village.

Village-Wide Initiatives/Planning Considerations

B12. GRAND CONCOURSE WALKWAY

The recent housing development on Regiment Road has cut off the Grand Concourse trail link to Quidi Vidi Lake via Quidi Vidi Village Road. An appropriate walk with the required signs should be reinstated.

We would also suggest that the City assess, with the Grand Concourse Authority, the notion of extending the walkway system from Cuckolds Cove Road into the Village, to Eli's Wharf, onto the Cascades, and link into the Quidi Vidi Lake Trail. This will direct walkers to the Village, provide a connection to the Quidi Vidi Pass Battery, and link the Grand Concourse walkway into the proposed East Coast Trail Gateway.

As part of the proposed walkway developments, the Grand Concourse Authority should be engaged to plant vegetation on the eastern side of the new homes on Regiment Road, to reduce the visual impact of these homes as seen from the Village below.

B13. TRADITIONAL NEWFOUNDLAND FISHING VILLAGE

We propose that a themed Traditional Fishing Village be developed for the south end of the Village by the entrance to the Gut, on lands partially owned by the Young and Walsh families. This would provide an anchor attraction to balance with the Eli's Wharf development at the other end of the harbour. This development would offer a number of tourism opportunities for the owners that would be supported by the City and might include overnight accommodation.

The following sketch presents the character of the development we have in mind.



We support this type of development and to provide expanded opportunities we propose the owners should seek financial support from the Atlantic Canada Opportunities Agency or the Department of Innovation, Trade and Rural Development to have a Feasibility Assessment done on the tourism development options that exist for his property.

SECTION C:

**RESULTS OF MEETING
WITH LAND OWNERS**

Results of Meeting with Land Owners

The Draft Development Plan (an earlier version of the present report) was presented to both the Quidi Vidi Village Foundation and the Quidi Vidi Village Property Owners Committee in 2005. While the Plan was universally endorsed by all who attended, a number of issues were raised by members of the Quidi Vidi Village Property Owners Committee about various developments they propose to undertake in the Village. There was some concern expressed about the Plan considering all of the land owners proposed developments and how they might affect the City's ability to implement the Plan.

As a result, the City of St. John's asked that the Grand Concourse Authority, with the support of the City's Engineering and Planning Departments, meet with each of the individual land owners who proposed developments within the Village.

The purpose of these meetings was to clearly understand the proponent's ideas: to identify opportunities and challenges the developments might propose in the context of the Quidi Vidi Village Development Plan, and, to make recommendations on each development to inform decision making by the City.

C1. SCOPE OF WORK

This assignment involved meeting with those landowners who had made formal application, or made expressions of intent to the City of St. John's for the development of private land within Quidi Vidi Village. Our work did not include an assessment of all privately owned land, nor did it deal with future potential developments that the City might be asked to consider.

C2. OBJECTIVES:

- To make Recommendations to the City of St. John's regarding specific developments proposed for Quidi Vidi Village
- To make all Recommendations within the context of the intent of the Development Plan.
- To identify and suggest any community-wide initiatives or guidelines that might be considered to help inform responses to future development proposals.

Results of Meeting with Land Owners

C3. MEETING WITH LAND OWNERS.

Neil Dawe, Executive Officer, Grand Concourse Authority and Ken O'Brien, Department of Planning, City of St. John's, conducted the meetings with land owners (note : Paul Boundridge and Joe Sampson substituted for Mr. O'Brien at two meetings). All meetings were held at the Grand Concourse offices on Allandale Road between February and April, 2005.

A. Meetings were held with the following Land Owners:

1. Doris Hopkirk
2. Randy Ring
3. Gerald Power
4. Allan Bragg (represented by Norm Mitchell)
5. Randy and Greg Walsh
6. Faye Hynes (represented by John Hill)
7. Brian Young

B. Meeting Format.

Meeting were held with each of the land owners that had made application, or made a submission of intent, to the City for development of lands within the Village. We met with each individual and, using a map of the Village and their individual submissions, reviewed the proposal in detail.

At the beginning of each meeting, Neil Dawe introduced the process to the proponent, explained that the Grand Concourse Authority was looking at each application with the City and would be providing Recommendations to the City. It was noted that these Recommendations would be in keeping with the intent of the Quidi Vidi Village Development Plan (draft from October, 2004).

C4. REPORT FORMAT.**A. Development Proposals.**

- The attached documents take each individual proposal and describe what is proposed and if it is permitted under the existing municipal land-use zoning from the City of St. John's Development Regulations.
- Based on the Quidi Vidi Village Development Plan, the challenges and opportunities associated with the proposal are identified.
- A map showing the location of each proposed development and the approximate boundary of the lands involved.
- Where it is felt the proposed development might have a significant visual impact on the Village and surrounds, then a preliminary visual assessment was undertaken.

B. Village - wide Developments.

- A separate Village-wide map has been prepared to show the location of all proposals, to put them in the context of the entire village and the Plan.
- A revised zoning map for the Village, showing suggested changes to current land-use zoning.

Results of Meeting with Land Owners

C. Village - wide Planning Consideration

- Some Recommendations are made regarding the needs for the establishment of a Quidi Vidi Village Historic Precinct, changes to existing Open Space zoning and where the City might consider acquiring additional open space, and the Recommendation of establishing a formal buffer between Quidi Vidi Village and Signal Hill National Historic Site or alternatively extending the Signal Hill Boundary.
- Some discussion also takes place around measuring the visual impact of the developments and suggesting that the City undertake a Design Study of the Village, similar to what has been done at the Battery neighborhood overlooking St. John's harbour.



FINAL DRAFT

Property Map

1. Doris Hopkirk

Cuckhold's Cove Road

The lands owned by Ms. Doris Hopkirk are significant, being 1.04 hectares, and are located at the entry to the Village. Ms. Hopkirk proposes the intensive residential development of these lands.

The parcel of land in question is contained in a Comprehensive Development Area (CDA) holding zone. To accommodate Ms. Hopkirk's requests, a re-zoning is required. Under the CDA, fifty (50) dwelling units per hectare and a four to five (4 - 5) storey structure may be permitted at Council's discretion.

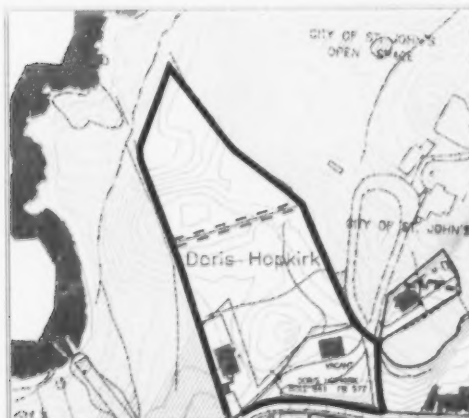
The site has exposed bedrock and is bisected by an underground pipe owned by the St. John's Port Authority. The negative visual impact that this development could have is a concern. There would be an impact on the Quidi Vidi Lake trail and the landscape character of Quidi Vidi Park. The following still images taken from our visual impact assessment reinforce our concerns.



Simulated view of proposed development from Quidi Vidi Lake Boathouse on Clancey Drive



Simulated view of proposed development from east end of The Boulevard.



Location Map of Doris Hopkirk property.



View of the Hopkirk property from East White Hills Road.

1. Doris Hopkirk

Cuckhold's Cove Road

Opportunities

- + The development should sell quickly, being adjacent to a park and a trail and with great views over Quidi Vidi Lake and Village.
- + The development represents an intensive use of land, that is generally endorsed by the Municipal Plan.

Challenges

- Totally change the landscape character of the site.
- Negative visual impact on Quidi Vidi Park and future historic development of Quidi Vidi Pass Battery on top of the hill (the former Pittman farm, now owned by the City).
- Infrastructure development may be costly.
- The underground fuel line owned by the Port Authority bisects the site and might affect the ability to develop the northern portion of land.
- Development costs probably high as area shows surface bedrock.

Recommendations:

We do not feel that the entire property should be developed. We do feel the southern portion of the land can be potentially developed, based on the following:

1. That the City assess the site to confirm it can comply with existing municipal regulations for water, sewage, and road access. Should the land comply with the regulations, then the land be assessed to determine its value.
2. Based on the outcome of #1, the City negotiate to purchase the northern portion of the property (north of the fuel line). This land purchased should be re-zoned from Comprehensive Development Area (CDA) to Open Space (O).
3. The remaining lands could be developed by Ms. Hopkirk as roadside housing in a way that integrates the homes into the landscape.

2. Randy Ring

Barrow's Road

Mr. Randy Ring owns two parcels of land within the Village. One parcel is on the western side of Barrow's Road zoned Open Space and the other a parcel of waterfront property on the eastern side of Barrow's Road. Mr. Ring proposes to develop two homes on the western portion of land. He plans to develop the waterfront property in the future for a tea room or similar business, in keeping with the intent of the Quidi Vidi Village Development Plan.

As the land to the west is almost entirely exposed bedrock we are not convinced that the development of homes is viable. As well, Mr. Ring would need Council's approval to rezone these lands from Open Space to residential. In our meeting Mr. Ring did suggest that he would be willing to swap these lands for existing City-owned Open Space land on Forest Road at Cuckhold's Cove Road and bordering on Quidi Vidi Lake.

We have assessed the land off Forest Road that Mr. Ring has offered to swap for his land off Barrow's Road and we cannot support the proposed land swap. The open space owned by the City on both sides of Forest Road should be retained. It provides a green corridor from Maxwell Place to the Quidi Vidi Lake walking trail that might be needed in the future.

We do suggest that the City negotiate with Mr. Ring to purchase his property to provide an open space link from Cuckold's Cove Road to Barrow's Road. As well, we suggest that the City retain an easement across the land owned by Mr. Ring at the Harbour. This right of way will connect the proposed trail system to the Quidi Vidi Pierwalk proposed along the harbour.

Opportunities

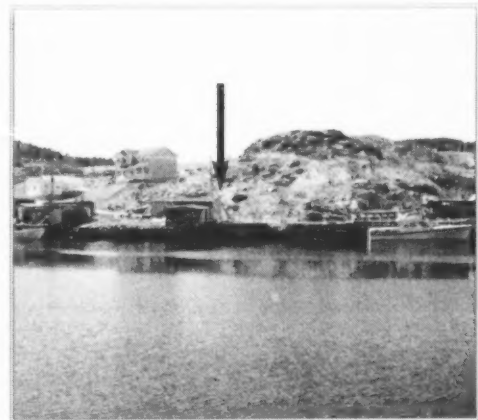
- + Proposes to construct new homes on land west of Barrow's Road.

Challenges

- The site is almost entirely exposed bedrock so development costs would be high and access to water and sewage services might be a challenge.
- The City is proposing to widen the road in this area to allow two cars to pass. This widening will require the removal of part of the bedrock and create a stone face at the entry to the property, which may make grades more difficult.



Location Map of Randy Ring property.



View of Ring property from North side of Quidi Vidi Harbour.

2. Randy Ring

Barrow's Road

Recommendations:

1. That the City acquire from Mr. Ring the lands zoned Open Space west of Barrow's Road.
2. That the City negotiate for a public easement through and along the harbour on the lands owned by Mr. Ring on the east side of Barrow's Road.
3. That the City widen the road minimally to accommodate roadway traffic. It would be the intent of the proposed Quidi Vidi Village Historic Precinct to maintain the narrow roads in the Village in keeping with the traditional Village character.

Note: We understand that this parcel of open space land in question has been listed by a realtor for sale.

3. Gerald Power

Ballast Road

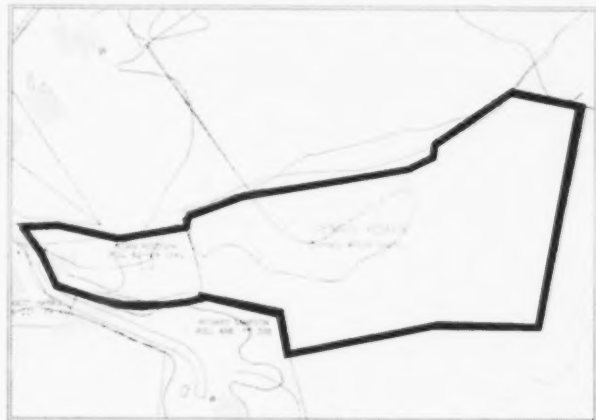
Mr. Gerald Power wishes to develop a large parcel of land he has acquired that is zoned Open Space. In former applications made to the City, he proposed to develop several homes on this site. He now wants to develop one large home on his land. As access and frontage have always been issues, Mr. Power has purchased Mr. Kevin Reddigan's property off Ballast Road to provide the required frontage. Mr. Power has agreed to cover all development costs on the property and make adequate accommodation for emergency vehicles.

Three challenges exist to accommodate Mr. Power's request to develop a single home off Ballast Road:

1. The need to ensure adequate water pressure for firefighting.
2. The need to upgrade Ballast Road to municipal standards; and,
3. Allowing development in the proposed location might compromise the natural buffer that exists between Signal Hill National Historic Site and set a precedent for other developments.

Opportunities

- + Mr. Power has purchased a property (formerly owned by Kevin Reddigan) at the entry to his property to provide needed street frontage.
- + Agrees to cover all costs to install utilities
- + The large private drive to his property will be maintained by Mr. Power and designed to accommodate emergency vehicles.
- + Will supply water storage on site to accommodate in-house sprinkler system (if required).



Location Map of Gerald Power property.

Challenges

- May be viewed as backlot development
- Road or utility access a challenge.
- Currently zoned Open Space, except for the frontage on Ballast Road.
- Water pressure is low.
- Setting a precedent for development in Open Space and adjacent to the Signal Hill National Historic Site buffer.
- Need to upgrade Ballast Road to Maxwell Place to accommodate development.



View of Power's property from East Coast Trail Link.

3. Gerald Power

Ballast Road

Recommendations:

1. Should the needed upgrading to Ballast Road to the municipal standard take place, and should concerns about water pressure be accommodated, Mr. Power be allowed to construct his home but not on land zoned Open Space. We suggest that the new home be built closer to Ballast Road with a standard 100' lot depth. The new home would be constructed on the former Reddigan property.
2. The integrity of the buffer between the new home and Signal Hill National Historic Site remain.
3. We further suggest that the lands remain in the Open Space (O) zone.

4. Allan Bragg – Represented by Norm Mitchell Cuckhold's Cove Road

According to Mr. Mitchell, Mr. Bragg proposes to convert his existing house into a Bed and Breakfast. His property is located adjacent to the Quidi Vidi Battery and visitors to this Provincial Historic Site have to walk by Mr. Bragg's home to get to the Battery. There have been encounters between Mr. Bragg and visitors to the Battery, who inadvertently park vehicles near the Bragg residence, and not in the designated parking lot on Cuckhold's Cove Road.

Mr. Mitchell informed us that the section of Cuckhold's Cove Road from before the designated parking lot to Mr. Bragg's residence is not plowed by the City nor is garbage collected. Apparently, the City considers that this section of road is not a public road (at least not one that is owned and maintained by the City).

Further, Mr. Mitchell proposed to, in future, develop another house immediately west of Mr. Bragg, to develop a trail network on Cuckhold's Cove Hill and build cabins for tourists. Mr. Mitchell said this is old farmland owned by the Bragg family but they would have no problem with the public using the proposed trails.

Opportunities

- + Owner prepared to work with City to develop the old English and French military trails leading into Signal Hill Park from Cuckhold's Cove Hill.
- + Owner is willing to discuss potential for trail link from Quidi Vidi Battery to the village, going down over the hill from Cuckhold's Cove Road to beyond the end of Barrow's Road.

Challenges

- Development cannot occur unless proper municipal services are in place.
- The issue of land ownership and ownership of the road needs to be clarified and resolved.
- The current on-site signs directing visitors to the Quidi Vidi Battery from the parking lot must be improved to avoid conflicts between Mr. Bragg and tourists.
- Additional housing on this site would have a negative visual impact on the natural landscape.



Location Map of Allan Bragg property.

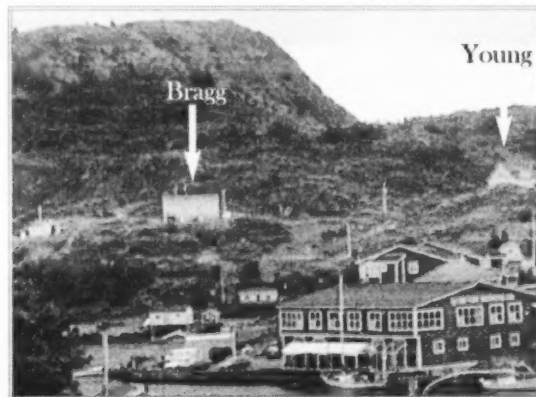


View of Bragg premises from East Coast Trail.

4. Allan Bragg – Represented by Norm Mitchell Cuckhold's Cove Road

Recommendations:

1. The issue of land ownership along that section of Cuckolds Cove Road must be resolved. It is suggested that the section in dispute be transferred to the Province of Newfoundland and Labrador thereby providing confirmed access to the Quidi Vidi Battery Provincial Historic Site.
2. That the City begin a dialogue with the Province and Parks Canada regarding the future of these lands and the impact on the Quidi Vidi Battery Provincial Historic Site and Signal Hill National Historic Site. Given the area's relevance to French and English military history, we suggest that the Province with the support of the City, ask that Parks Canada extend the Signal Hill boundary to include Cuckold's Cove Hill.
3. The development of a new house by Mr. Mitchell should be discouraged. Mr. Bragg's existing residence should be eventually purchased and removed.



Existing Conditions of Bragg property.



Recommendations for Bragg property.

5. Randy and Greg Walsh

Cuckhold's Cove Road

Randy and Greg Walsh own, or are negotiating to purchase, significant parcels of land within QV Village, much of it zoned Open Space. While they are assembling these lands - parcels on either side of Cuckhold's Cove Road and another parcel adjacent to the Harbour and close to Brian Young's properties - their current focus is on developing a parcel off Cuckhold's Cove Road. A large portion of this land is zoned Open Space and adjacent to Signal Hill National Historic Site.

They have stated that a portion of the land they own on the south side of Cuckhold's Cove Road was once residential and subsequently re-zoned to Open Space. They are requesting that this zoning revert back to residential. As well, they want the Open Space zoning on the rest of this large parcel of land changed to residential.

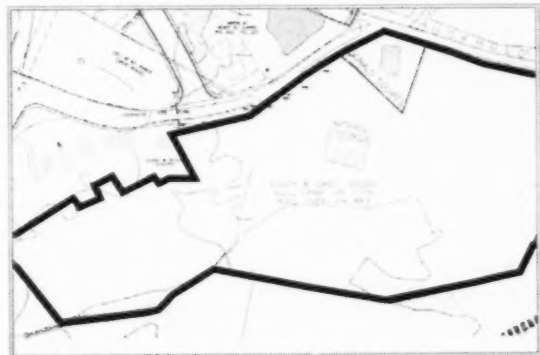
They wish to develop the entire parcel of land for high-end residential use. They propose to develop a road through the site and conduct careful site planning to have minimum disruption on the land. Much of the land is adjacent to the buffer between the lands zoned Open Space and Signal Hill National Historic Site.

Opportunities

- + The proposed residential development would likely be popular, given the site, the views, and the proposed housing type.
- + The development represents a more intense development of land that is generally encouraged in the Municipal Plan.

Challenges

- Much of the land is contained within a buffer between Signal Hill National Historic Site and Open Space that the City has repeatedly stated the intention of maintaining.
- Development of these lands and changing the zoning to residential would set a precedent for other development in the area.
- Given the elevations at this site, the visual impacts of development would be significant.
- The land is zoned Open Space and residential development is not permitted.



Location Map of Walsh property.



View to Walsh property from Cuckhold's Cove Road looking west.

5. Randy and Greg Walsh

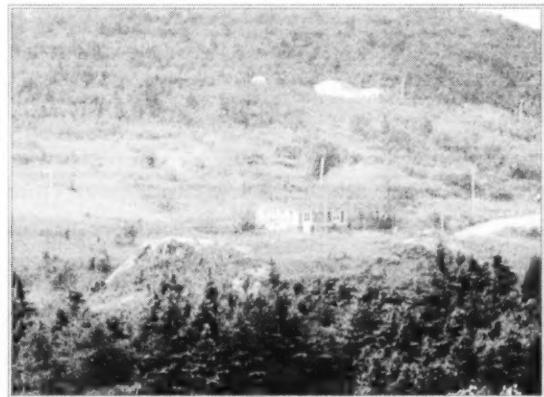
Cuckhold's Cove Road

Recommendations:

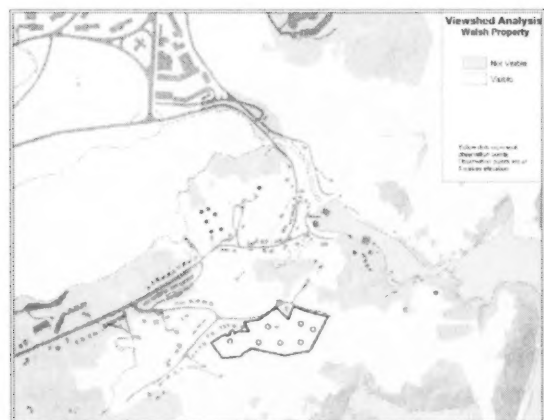
1. That the City, as they have previously agreed, allow the Walshs to develop that parcel of land they own along Cuckhold's Cove Road between Donald Squires property and Jessie and Rexine Cheater.
2. To maintain the rural character of the area, the lands to the south of the Donald Squires property zoned Residential be purchased by the City and revert to Open Space zoning.
3. We suggest the Open Space zoning remain and permission to develop the remaining lands be rejected.
4. That Parks Canada be approached and the current Signal Hill National Historic Site boundary be adjusted northward to take in the lands zoned Open Space by the City of St. John's.
5. The home owned by Michael Chadwick be purchased by the City and eventually removed.



Existing Conditions of Walsh Property.



Recommendation for Walsh Property.



Viewshed Analysis Walsh Property.

6. Faye Hynes – Represented by John Hill

Quidi Vidi Village Road and Mapleview Place

Ms. Faye Hynes applied to construct a fairly large home on a vacant parcel of land off Quidi Vidi Village Road. The land backs on Mapleview Place, the Flakehouse and Eli's Wharf. We have suggested that the owner modify the lines of the house, particularly the roof line, to comply with the traditional architecture of the village.

Opportunities

- + The proposed development would have no negative impacts on existing municipal services or the village.
- + The site is currently undeveloped and situated between two existing houses and is in-fill, something that is encouraged under the St. John's Municipal Plan.

Challenges

- The proposed architectural design did not fit with neighbouring homes nor comply with the traditional architecture of the village.

Recommendation:

1. That the owner modify the drawings to comply with the traditional architecture of the village and be permitted to proceed with construction.

Outcome: *The owner has since modified the proposed building drawings by showing a simpler roof-line.*



Location Map of Faye Hynes property.



Looking west to the Hynes property from Elis Wharf.

7. Brian Young

Beyond the end of Barrow's Road and on Cuckold's Cove Road

Currently owns three buildings near the south west corner of Quidi Vidi Harbour. These buildings were previously approved by the City as fishing premises, to accommodate the storage of fishing gear. One building is accessible via Cuckold's Cove Road and close to the Quidi Vidi Battery. The other two are beyond the end of Barrow's Road. Mr. Young is proposing to upgrade all three buildings into tourist homes.

This area of the Quidi Vidi Harbour is important in that it still demonstrates the traditional fishing village character that is so appealing to tourists and makes the area unique. The area should be developed in a comprehensive way, to create an anchor attraction that provides a counter balance to the attractions found at Eli's Wharf.

That being said, significant challenges do exist, as they relate to road and pedestrian access and life safety issues that must be resolved.

Opportunities

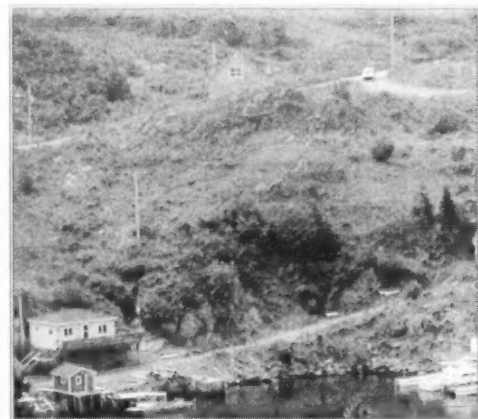
- + The tourist home could potentially be a good fit with what is proposed in the Quidi Vidi Village Development Plan.
- + Should have minimum impact on the outport character of the Village.

Challenges

- Access to two of the buildings is via the end of Barrow's Road along privately owned land, a portion of which is owned by Randy and Greg Walsh, who would have to agree to allow the needed public access across it.
- The City requires a public road to the buildings be developed to City standards to accommodate emergency vehicles. To support the development of the proposed tourist homes, land would have to be transferred to the City, to become a public road and the road upgraded.
- The sites will need municipal water and sewage services that do not currently extend to these buildings.
- Access to the building on Cuckold's Cove Road would have to comply to the same standards. This section of road is not a public road and is not serviced.



Location Map of Brian Young property.



View of Young property from East Coast Trail Link.

7. Brian Young

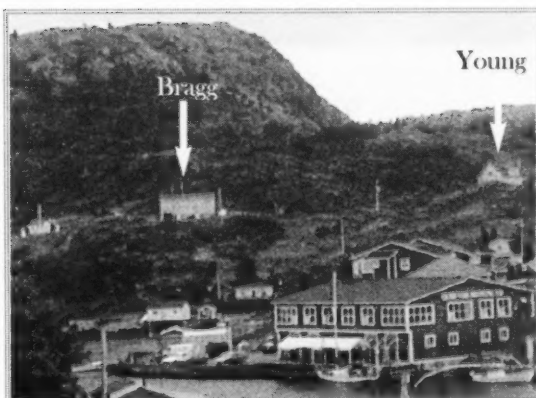
Quidi Vidi Village Road and Mapleview Place

Recommendations:

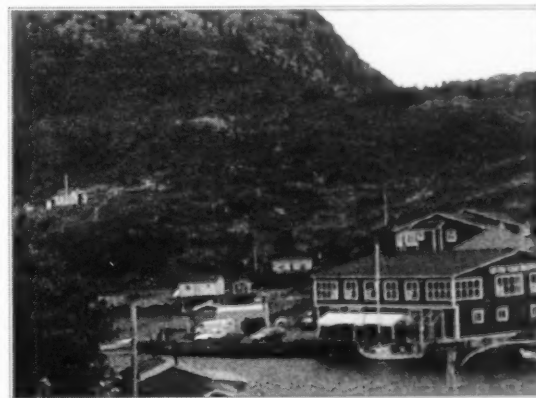
1. Under the St. John's Development Regulations, emergency vehicle access must be provided. If the City agreed to allow the proposed development, it could be liable if an emergency occurred and emergency vehicles could not get to the buildings. For that reason, the City should not approve the development until the access and servicing issues are overcome.
2. That the City negotiate with Mr. Young to secure a right of way beyond the end of Barrow's Road to the proposed lookout at Quidi Vidi Gut, and to provide a right of way for access trail to the Quidi Vidi Battery Provincial Historic Site.
3. We suggest that Mr. Young investigate the significant tourism opportunities here. Mr. Young should seek support from the Atlantic Canada Opportunities Agency and/or the Department of Innovation, Trade and Rural Development to assess the tourism development options that exist for his property.
4. With respect to the building off Cuckold's Cove Road next to the parking lot used by visitors to the Quidi Vidi Battery Provincial Historic Site, we suggest that this building be purchased by the City and removed to maintain the visual quality of the village. Some parking with a scenic lookout and a connection to the nearby walkway system could be developed.

We recommend that this section, near the harbourside, of the Village be themed and developed as a traditional Newfoundland Fishing Village.

Tremendous opportunity exists to benefit from the many people who visit the village and take the walk to the Quidi Vidi Gut lookout and the Quidi Vidi Battery. Mr. Young should build on these significant opportunities.



Existing Young property.



Recommendation for Young property.

FINAL DRAFT

SECTION D:

COST ESTIMATE

Insert

FINAL DRAFT

Appendix **A**

Preliminary Design Study

Background

A major feature of Newfoundland's history has been a pattern of coastal settlement on the Island and in Labrador. Small communities were formed initially to pursue a way of life based upon the fishery. Quidi Vidi Village, although now part of St. John's, is one of these communities.

The architecture and townscape should be regarded as a tremendous resource, not only for individual communities, but for the Province as well. Documented and discussed in numerous forums, it is sufficient to say that the outport architectural character must be preserved and enhanced.

The object of this section is to provide practical guidelines for renovations and new construction. They refer primarily to houses, and small scale commercial buildings. Larger commercial and residential projects must also be in character, however, each of these will require specific architectural design in relationship to its context.

Landscape and site design, in particular how buildings meet the ground, backfilling and changes in grade, fences and driveways are also an integral part of the original outport character.



Typical Village Development Pattern

Preliminary Design Study

Terminology and Key Features

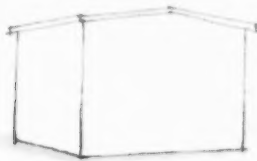
The main aspects of buildings that we will be discussing relate to the exterior and including the following:

Building Form:

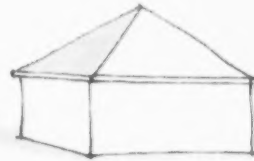
The basic shape of a building including its roof form, complexity, and proportion.

Roof Form:

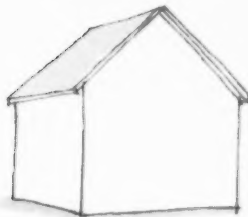
This is a very important characteristic, and traditional forms include: flat, gable, hipped, and mansard roofs.



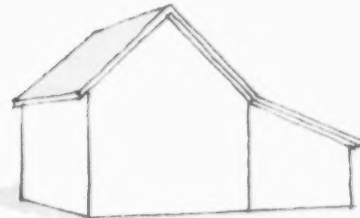
Flat or Nearly Flat



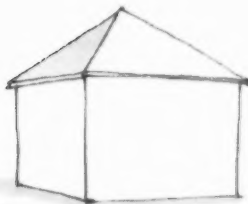
Cottage with Hipped Roof



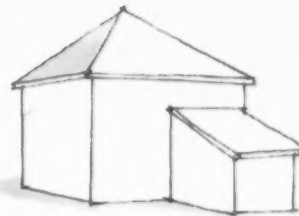
Steep Slope or Gable



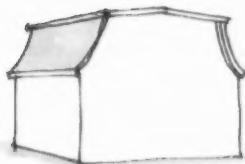
Salt Box with Lunny



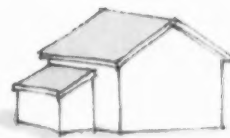
Hipped Roof



More Complex Form



Mansard Roof



Sheds with more Eclectic

Building and Roof Forms

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Complexity:

Is whether a building has a simple, complex, or grouped form.

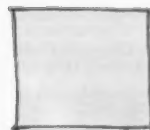
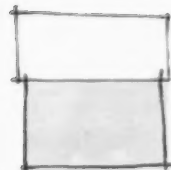
Many older buildings have a complex form because of add-ons over the years. A group of buildings such as a house and a couple of sheds forming an entity is another common traditional form.

Scale:

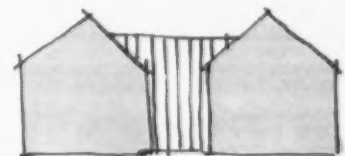
The scale of a building is a measure of its size relative to buildings near it. A building can be out of scale by being bigger or smaller than its neighbours.

Proportion:

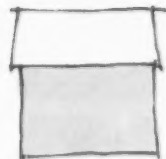
This is the relationship of height to the width of a building. Older buildings are usually moderate or fairly square in their proportions.



In Scale



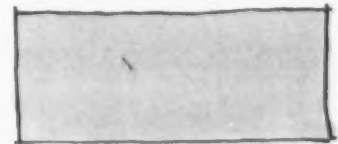
Broken form respects Scale and Proportion



Average size of Existing Building



Too Small



Too Big

Scale and Proportion.

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Surface Texture:

This relates to the exterior materials including the sidings and trims. The traditional pattern of clapboard and 6" corner and window trims is used on almost all older buildings in Newfoundland.

Decorations and Detail:

These vary from building to building, although older structures traditionally have more decoration than new ones. Sheds and out buildings were very plain.

Openings, Windows and Doors:

Windows and doors have a major impact on the image of a building. The variables include the proportions of the openings and their location and the size.



Typical House Add-ons and Out Buildings

Most Houses were fairly plain with little decoration, simple double hung windows symmetrically arranged.

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Meeting the Ground

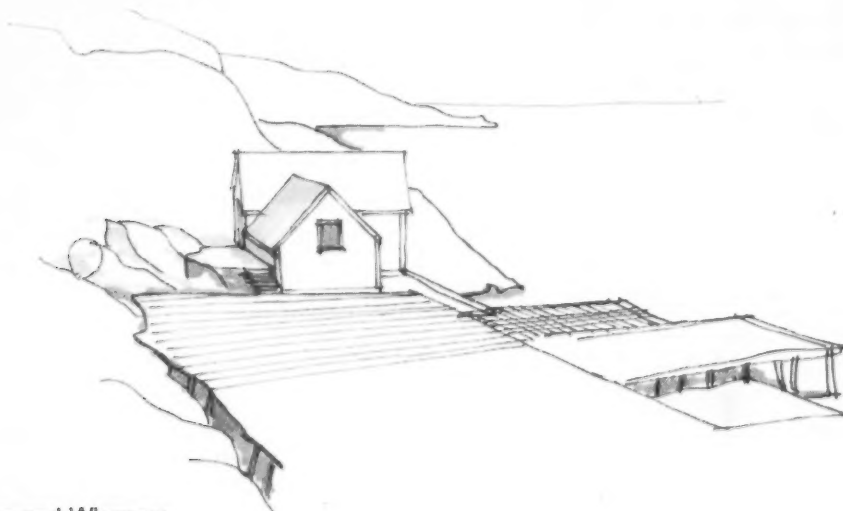
Traditionally buildings, sheds, and stages were supported above ground, and not built into the ground. This was particularly true for the waterfront structures, but also applied to the houses if built on sloping ground. Backfilling and leveling of ground (except sometimes with stonewalls, such as in Brigus) was very uncommon.

Community Pattern and Water's Edge

Typically the communities were clustered irregularly around a small harbour, with fishing sheds, stages, and wharves, along the water's edge. There would then be a road or path then houses and outbuildings leading into meadows then into the woods.



Typical Pattern along the Waterfront



Sheds, Stages and Wharves

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Renovation Guidelines

- The original characteristics of the exterior should be maintained or restored in exterior renovations.
- The exterior should be clean, neat, and in good repair.
- Colour schemes should be traditional avoiding bright or garish colours. Trim and details can be accented in a different colour.
- If windows and doors need replacement, use a design similar to the original.
- When adding on, use the same materials as the rest of the house. Be careful to follow the roof lines and symmetry of the original house.
- Narrow 4" clapboard, 6" wide trim, double hung windows and panel doors characterize older houses.



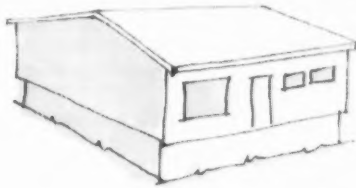
This sketch shows the key elements for new construction or renovation:

- 4" clapboard siding.
- 6" windows and door trims
- Double hung windows.
- Panel door
- Wide Trim at top and bottom.
- Drip mouldings above windows and doors and above base trim.

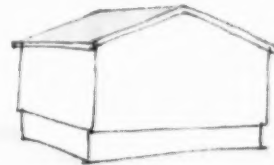
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Things to Avoid in Older Houses

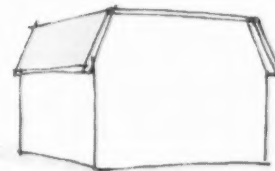
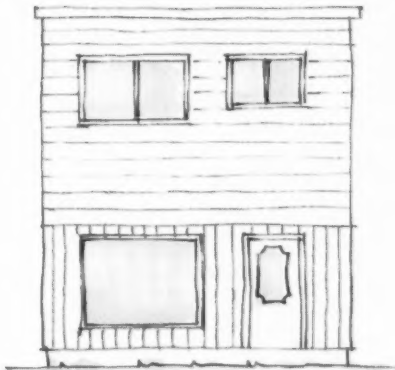
- Avoid artificial siding such as vinyl, aluminum, and false stone or brick.
- Do not use slider or picture windows or modern slab doors.
- Do not over decorate simple buildings, even if using traditional elements such as cave brackets.
- Do not use dutch lap profile siding.



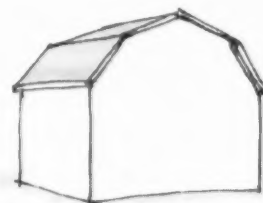
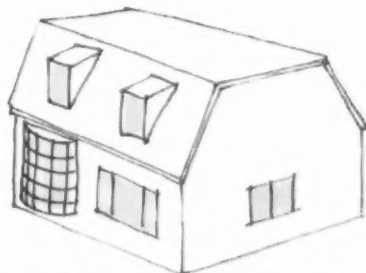
Forms to Avoid



Bungalow Forms with 4/12 Roofs



Stylized and Contemporary Forms



Gambrel Roof for Houses or sheds



Flat Roof on 1 storey building

These diagrams show the key things to avoid in new construction or renovations:

- 4/12 roof slope
- Bungalow form
- Siding and trim other than 4" clapboard and 6" trim.
- Stylized forms

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Gardens

- Well-tended gardens, with trees, flowers, lawns, and fences are part of the image of a building. For very plain houses, the landscaping is particularly important. A few flowers or plants can make a difference.

Guidelines

- Gardens and fences should be neat and well maintained.
- Preserve existing trees and shrubs and plant new ones as required.
- Paths should be well defined and maintained, with steps and hand rails where required.
- Provide fences to bar off dangerous areas and to screen objectionable nearby activities.
- Traditional fence designs should be used. Simple picket fences are most common.
- Sun, wind characteristics, and views should be used to determine where outside sitting and play areas are located.

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New Construction Guidelines

Guidelines for new construction are essentially the same as for renovations, but are slightly more involved in that there are more variables. However, if we break them into components it is simpler.

- **Scale:**
Buildings should be in scale with those near to them. This means that they should be roughly the same size or broken into components roughly the same size.
- **Form:**
Buildings should utilize the basic and traditional house and shed forms from their surroundings.
- **Proportion:**
In general, buildings should be in the ratio of 2:3 to 3:2 for a 2 or 3 storey structures. One-storey buildings or cottages with hipped roofs can be acceptable in certain areas, especially outside of the town centre.
- **Exterior Surfaces and Openings:**
In general, narrow 4" clapboard, 6" corner and window trims, and vertically proportioned windows should be used.

Frequent Design Problems

There are several items that often create a problem when trying to build a new house in traditional character, including:

- **Windows**
If there is a great view, the homeowner may want more windows than the traditional patterns. Some ideas include careful use of symmetry and balance, making them look like sun porches or like shed doors or shop windows.
- **Scale/Proportion**
Long or large structures can be broken into pieces that are in scale and separated by the form, colour, and texture.
- **Outside Sitting Areas**
Use terraces with stone walls or decks instead of trying to level large areas with backfill.

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Things to Avoid

Perhaps even more important than the things to do are the things not to do in order to keep a new structure in character. Avoid using elements that are strongly associated with new buildings in particular:

- One-storey bungalow like houses (these have a suburban look).
- Roof slope, 4/12, Flat is ok or minimum slope 9/12.
- Any siding and trim other than 4" clapboard and 6" trim.
- Contemporary style windows and doors.
- Backfilling to create level ground.



Appendix B

**ZONING
MAP INSERT**
Zoning Map